

A REGULAR MEETING OF THE FAUQUIER COUNTY BOARD OF SUPERVISORS WAS HELD FEBRUARY 18, 1997 AT 1:00 P.M. IN WARRENTON, VIRGINIA

P R E S E N T Mr. David C. Mangum, Chairman; Mr. James G. Brumfield, Vice Chairman; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks; Mr. G. Robert Lee, County Administrator; Mr. Paul S. McCulla, County Attorney

DISCUSSION OF THE PROPOSED OPEN BURNING ORDINANCE

A work session was held to review and discuss the proposed Open Burning Ordinance.

REVIEW OF THE STATUS OF FUNDING AND PERMITS FOR THE AUBURN DAM PROJECT

A work session was held to review the status of funding and permits for the Auburn Dam Project.

CAPITAL IMPROVEMENTS PROGRAM

A work session was held to review the proposed Capital Improvements Program.

DISCUSSION OF THE PROPOSED EXTENDED HOURS PILOT PROGRAM

A work session was held to review and discuss the proposed pilot program for extended hours.

UPDATE ON PROGRAMS AND ACTIVITIES - PARKS AND RECREATION

A work session was held with members and staff of Parks and Recreation to receive an update on the programs and activities of Parks and Recreation.

The meeting was reconvened in Regular Session at 6:30 p.m. in the Warren Green Meeting Room.

ADOPTION OF THE AGENDA

Mr. Brumfield moved to adopt the Agenda as submitted. Mr. Weeks seconded, and the vote for the motion was 4 to 0 as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. Larry L. Weeks

Nays: None

Absent During Vote: Mr. James R. Green, Jr.

Abstention: None

CONSENT AGENDA

Mr. Weeks moved to adopt the following Consent Agenda items. Mr. Brumfield seconded, and the vote for the motion was 4 to 0 as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. Larry L. Weeks

Nays: None

Absent During Vote: Mr. James R. Green, Jr.

Abstention: None

J. Lomax Covington Preliminary Subdivision Plat

No action was taken.

Springer Cul-de-sac Length Modification

RESOLUTION

WHEREAS, Mr. Bill Springer is proposing to subdivide a 52 acre tract into a total of three (3) lots; and

WHEREAS, Mr. Springer's proposed subdivision includes a cul-de-sac which is 3,000 feet in length; and

WHEREAS, Section 5-8 of the County's Subdivision Ordinance states that cul-de-sacs should not exceed 700 feet in length; and

WHEREAS, Section 4-27 of the Subdivision Ordinance allows the Board of Supervisors to modify or waive Subdivision Ordinance requirements upon the request of an application following a recommendation by the Planning Commission; and

WHEREAS, at the Planning Commission meeting held on January 30, 1997, the Commission unanimously approved a motion recommending that the waiver to Section 5-8 of the Subdivision Ordinance to allow the proposed cul-de-sac to exceed 700 feet; be approved, now, therefore, be it

RESOLVED, this 18th day of February 1997, by the Fauquier County Board of Supervisors that a modification to Section 5-8 of the Subdivision Ordinance to allow a cul-de-sac in the proposed Springer Subdivision to exceed 700 feet is hereby approved.

Initiation of a Zoning Map Amendment to Rezone the Botha Property

RESOLUTION

A RESOLUTION TO INITIATE A ZONING MAP
AMENDMENT TO REZONE PROPERTY AT BOTHA

RESOLVED by the Fauquier County Board of Supervisors this 18th day of February 1997, That in accordance with Section 13-200 of the Fauquier County Zoning Ordinance, a zoning map amendment to rezone 24 acres in Botha from RA and R-1 to Village be, and is hereby, initiated on behalf of the owners and applicants, Fauquier Habitat for Humanity and Fauquier Housing Corporation; and, be it

RESOLVED FURTHER, That following the submission of a formal application and required supporting materials by Fauquier Habitat for Humanity and Fauquier Housing Corporation, the Planning Commission be, and is hereby, requested to hold a public hearing on the proposed rezoning amendment and make its recommendation to the Board.

Initiation of a Zoning Map Amendment to Rezone Property in the Village of Orlean

RESOLUTION

A RESOLUTION OF INTENT TO AMEND THE FAUQUIER COUNTY ZONING MAP IN THE VILLAGE OF ORLEAN TO REZONE THE FOUR SEASONS PROPERTY FROM VILLAGE RESIDENTIAL TO VILLAGE COMMERCIAL

RESOLVED by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Board of Supervisors hereby initiates and states its intent to consider a rezoning amendment in the Village of Orlean to rezone .50 acres identified by PIN #6935-66-0786-000 from V (Village Residential) to VC (Village Commercial); and, be it

RESOLVED FURTHER, That the Planning Commission is requested to advertise and hold a public hearing on this proposed rezoning amendment and to submit its recommendation to the Board of Supervisors.

A Resolution Requesting the Virginia Department of Transportation to Accept New Baltimore Business Park Roads Into the State Secondary Road System

RESOLUTION

FAUQUIER COUNTY BOARD OF SUPERVISORS
SUBDIVISION STREET ACCEPTANCE
NEW BALTIMORE BUSINESS PARK
SCOTT MAGISTERIAL DISTRICT

WHEREAS, certain streets on the attached sketch titled "New Baltimore Business Park, Fauquier County" dated February 7, 1997, and described on the attached Additions Form SR-5(A), fully incorporated herein by reference, are shown on plats recorded in the Clerk's Office of the Circuit Court of Fauquier County; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation; and

WHEREAS, the above streets serve a genuine public need; and

WHEREAS, Fauquier County and the Virginia Department of Transportation have entered into an agreement on February 7, 1995, for comprehensive stormwater detention, which applies to this request for addition; now, therefore, be it

RESOLVED, by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Virginia Department of Transportation be, and is

hereby, requested to take the necessary action to add the above described streets into the State Highway Secondary System for maintenance, as provided in § 33.1-229, Code of Virginia, and the Virginia Department of Transportation's Subdivision Street Requirements; and, be it

RESOLVED FURTHER, That this Board does guarantee the Commonwealth of Virginia a minimum unrestricted right-of-way of fifty (50) feet in the New Baltimore Business Park, with necessary easements for cuts, fills and drainage, recorded in Deed Book 651, Pages 727-733, dated March 15, 1991, and Deed Book 586, Pages 313-320, and dated December 2, 1987; and, be it

RESOLVED FINALLY, That a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

A Resolution Requesting the Virginia Department of Transportation to Accept Lakeview Trace Subdivision Roads Into the State Secondary Road System

RESOLUTION

FAUQUIER COUNTY BOARD OF SUPERVISORS
SUBDIVISION STREET ACCEPTANCE
LAKEVIEW TRACE SUBDIVISION
SCOTT MAGISTERIAL DISTRICT

WHEREAS, certain streets on the attached sketch titled "Lakeview Trace Subdivision, Fauquier County" dated February 7, 1997, and described on the attached Additions Form SR-5(A), fully incorporated herein by reference, are shown on plats recorded in the Clerk's Office of the Circuit Court of Fauquier County; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation; and

WHEREAS, the above streets serve a genuine public need; and

WHEREAS, Fauquier County and the Virginia Department of Transportation have entered into an agreement on February 7, 1995, for comprehensive stormwater detention, which applies to this request for addition; now, therefore, be it

RESOLVED, by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Virginia Department of Transportation be, and is hereby, requested to take the necessary action to add the above described streets into the State Highway Secondary System for maintenance, as provided in § 33.1-229, Code of Virginia, and the Virginia Department of Transportation's Subdivision Street Requirements; and, be it

RESOLVED FURTHER, That this Board does guarantee the Commonwealth of Virginia a minimum unrestricted right-of-way of fifty (50) feet in the Lakeview Trace Subdivision, with necessary easements for cuts, fills and drainage; recorded in Deed Book 643, Pages 937-969, and dated September 6, 1990; and, be it

RESOLVED FINALLY, That a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of

Transportation.

A Resolution Requesting the Virginia Department of Transportation to Accept Bonacord Estates Subdivision Roads Into the State Secondary Road System

RESOLUTION

FAUQUIER COUNTY BOARD OF SUPERVISORS
SUBDIVISION STREET ACCEPTANCE
BONACORD ESTATES SUBDIVISION
CENTER MAGISTERIAL DISTRICT

WHEREAS, a certain street on the attached sketch titled "Bonacord Estates Subdivision, Fauquier County" dated February 7, 1997, and described on the attached Additions Form SR-5(A), fully incorporated herein by reference, is shown on plats recorded in the Clerk's Office of the Circuit Court of Fauquier County; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation; and

WHEREAS, the above street serves a genuine public need; and

WHEREAS, Fauquier County and the Virginia Department of Transportation have entered into an agreement on February 7, 1995, for comprehensive stormwater detention, which applies to this request for addition; now, therefore, be it

RESOLVED, by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Virginia Department of Transportation be, and is hereby, requested to take the necessary action to add the above described street into the State Highway Secondary System for maintenance, as provided in § 33.1-229, Code of Virginia, and the Virginia Department of Transportation's Subdivision Street Requirements; and, be it

RESOLVED FURTHER, That this Board does guarantee the Commonwealth of Virginia a minimum unrestricted right-of-way of fifty (50) feet in the Bonacord Estates Subdivision, with necessary easements for cuts, fills and drainage, recorded in Deed Book 679, Pages 628-639, and dated August 28, 1992; and, be it

RESOLVED FINALLY, That a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

A Resolution Requesting the Virginia Department of Transportation to Accept Pilgrims Rest Road in the Pilgrims Rest Subdivision Into the State Secondary Road System

RESOLUTION

FAUQUIER COUNTY BOARD OF SUPERVISORS
SUBDIVISION STREET ACCEPTANCE
PILGRIMS REST SUBDIVISION
SCOTT MAGISTERIAL DISTRICT

WHEREAS, a certain street on the attached sketch titled "Pilgrims Rest Subdivision, Fauquier County" dated February 7, 1997, and described on the attached Additions Form SR-5(A), fully incorporated herein by reference, is shown on plats recorded in the Clerk's Office of the Circuit Court of Fauquier County; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the street meets the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation; and

WHEREAS, the above street serves a genuine public need; and

WHEREAS, Fauquier County and the Virginia Department of Transportation have entered into an agreement on February 7, 1995, for comprehensive stormwater detention, which applies to this request for addition, now, therefore; be it

RESOLVED, by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Virginia Department of Transportation be, and is hereby, requested to take the necessary action to add the above described street into the State Highway Secondary System for maintenance, as provided in § 33.1-229, Code of Virginia, and the Virginia Department of Transportation's Subdivision Street Requirements; and, be it

RESOLVED FURTHER, That this Board does guarantee the Commonwealth of Virginia a minimum unrestricted right-of-way of fifty (50) feet in the Pilgrims Rest Subdivision, with necessary easements for cuts, fills and drainage; recorded in Deed Book 681, Pages 1394-1399, and dated October 6, 1992; and, be it

RESOLVED FINALLY, That a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

Acceptance of Easement and Conveyance and Temporary Construction
Easement to Complete the Construction of Monroe Park

RESOLUTION

A RESOLUTION OF ACCEPTANCE OF AN EASEMENT AND CONVEYANCE AND TEMPORARY CONSTRUCTION EASEMENT

WHEREAS, Section 15.1-262 of the Code of Virginia authorizes the Board of Supervisors to accept land for any public purpose; and

WHEREAS, the Board of Supervisors of Fauquier County finds it to be in the public interest to accept donations of certain real property for public purposes; and

WHEREAS, through an Easement and Conveyance and Temporary Construction Easement, Ms. Thelma Monroe has offered to allow a portion of her real property to be used for the benefit of the citizens of Fauquier County; and

WHEREAS, the interest in real property to be donated is more particularly identified as a portion of PIN #7824-56-0378 which abuts the boundary of a proposed park; now, therefore, be it

RESOLVED by the Board of Supervisors of Fauquier County this 18th day of February 1997, That the Board of Supervisors be, and is hereby, authorized to enter into the Easement and Conveyance and Temporary Construction Easement with Ms. Thelma Monroe; and, be it

RESOLVED FURTHER, That G. Robert Lee, County Administrator for Fauquier County be, and is hereby, authorized to accept and execute the proper documents to effect the Easement and Conveyance and Temporary Construction Easement to the aforementioned property on behalf of the County of Fauquier.

A Resolution to Authorize a Maximum of \$82,832 from the Auburn Dam (Cedar Run #6) Capital Projects Fund for Raw Water Intake Structure and Environmental Flow-By Monitoring Program

RESOLUTION

A RESOLUTION TO AUTHORIZE A MAXIMUM OF \$82,832
FROM THE AUBURN DAM (CEDAR RUN 6) CAPITAL PROJECTS
FUND FOR RAW WATER INTAKE STRUCTURE AND
ENVIRONMENTAL FLOW-BY MONITORING PROGRAM

WHEREAS, progress on the architectural and engineering (A&E) design of the Cedar Run 6 reservoir has reached the stages of designing the following improvements:

Raw Water Intake Structure: Design a concrete tower of the size to accommodate proper pumps, sluice gates, screening and electrical conduit; and

Monitoring Program for Environmental Flow-By: Design up and down stream low flow monitoring system in order to release variable flow-by required by the state. Includes necessary software for computerization of gate opening and closing, location and drawings for monitoring stations and hardware specifications; and

WHEREAS, the design agreement of February 7, 1994, between the County and NRCS/USDA anticipated additional costs for the raw water intake structure depending upon siting best locations for a future water treatment plant; and

WHEREAS, the variable environmental water flow-by, a new concept, was not anticipated in the February 7, 1994 agreement; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 18th day of February 1997, That a maximum of \$82,832 from the Auburn Dam Capital Projects Fund be, and is hereby, authorized for these architectural and engineering design items.

Authorization to Pay Water Tap Fee for the Frytown Project

RESOLUTION

A RESOLUTION AUTHORIZING PAYMENT OF CONNECTION
AVAILABILITY FEE TO THE TOWN OF WARRENTON TO
COMPLETE THE FRYTOWN ENVIRONMENTAL REMEDIATION PROJECT

WHEREAS, the United States Environmental Protection Agency has

completed the installation of a waterline to the property affected by the contamination of its well located in the Frytown area of Fauquier County; and

WHEREAS, in order to complete the remediation project and provide water serve to the affected property a connection availability fee must be paid to the Town of Warrenton; and

WHEREAS, the Board of Supervisors by the adoption of this Resolution has determined that it is in the best interest of the citizens of the County of Fauquier that its residents receive clean drinking water; now, therefore, be it

RESOLVED by the Board of Supervisors of Fauquier County this 18th day of February 1997, That the County Administrator be, and is hereby, authorized to pay to the Town of Warrenton the connection availability fee to permit the provision of water services to the property affected by contamination to its well and to complete the Frytown environmental remediation project; and, be it

RESOLVED FURTHER That the funds necessary to pay the connection availability fee shall be drawn from the reserve for contingency.

VIRGINIA DEPARTMENT OF TRANSPORTATION'S SECONDARY ROADS
IMPROVEMENT BUDGET FOR FY 1997-1998 AND THE FY 1997-1998
THROUGH 2002-2003 SECONDARY ROAD SIX YEAR PLAN

A public hearing was held on November 19, 1996 to consider the Virginia Department of Transportation's Secondary Roads Improvement Budget for FY 1997-1998 and the FY 1997-1998 Through 2002-2003 Secondary Road Six Year Plan. Mr. Burton moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

Priority No	District	Magisterial No	Route PPMS No	Description of Work
1	Scott	0713	new	Overlay with plant mix
2	Cedar Run	0880	new	Construct turn lanes
3	Marshall	0741	08132	Reconstruct & widen
4	Marshall	0645	11148	Reconstruct & widen
5	Scott	0628	11975	Install arms & lights
6	Scott	0600	new	Trench & widen & plant mix
7	Lee	1204	new	Reconstruct & widen
8	Center	0672	15416	Reconstruct & widen
9	Cedar Run	0602	15412	Reconstruct & widen
10	Center	0605	11216	Construct turn lane
11	Marshall	0688	08122	Reconstruct approaches & bridge
12	Cedar Run	0644	06383	Reconstruct & widen
13	Scott	0624	15414	Install arms & lights
14	Cedar Run	0779	15422	Reconstruct & widen
15	Marshall	0737	15421	Reconstruct approaches & bridge
16	Scott	0695	15417	Reconstruct & widen
17	Center	0672	12744	Reconstruct approaches & bridge
18	Scott	0676	12744	Construct new road & structure

19	Lee	0651	11152	Reconstruct approaches & bridge
20	Lee	0651	11153	Reconstruct approaches & bridge
21	Marshall		0743	11172 Reconstruct & widen
22	Lee	0616	17137	Improve curve
23	Lee	0755	17140	Reconstruct & widen
24	Marshall		0729	12745 Reconstruct & widen
25	Center	0678	11159	Construct new bridge
26	Cedar Run		0806	new Improve curve
27	Cedar Run		0806	new Improve curve
28	Center	0643	15415	Improve curve & intersection
29	Cedar Run		0602	new Reconstruct & widen
30	Center	0678	11160	Construct new road
31	Lee	0620	2340/2341	Reconstruct approaches & bridge
32	Cedar Run		0607	11140 Reconstruct & widen
33	Center	0605	11217	Construct turn lanes
34	Marshall		0728	08129 Reconstruct & widen
35	Cedar Run		0605	17138 Reconstruct roadway
36	Marshall		0770	11176 Reconstruct & widen
37	Cedar Run		0610	11142 Reconstruct approaches & bridge
38	Marshall		0647	11150 Reconstruct approaches & bridge
39	Marshall		0647	11151 Reconstruct approaches & bridge
40	Scott	0673	08117	Reconstruct & widen
41	Center	0605	15413	Construct turn lanes
42	Marshall		0645	2413/2414 Reconstruct approaches & bridge
43	Lee	0663	new	Construct turn lane
44	Scott	0698	new	Reconstruct & widen
45	Lee	0615	new	Reconstruct approaches & bridge

CONSIDER PUBLIC COMMENTS REGARDING THE INTENT OF THE BOARD
OF SUPERVISORS TO DEED LAND AT THE DISTRICT NURSING HOME SITE
IN MANASSAS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION
AND TO GRANT EASEMENTS TO NOVEC AND GTE

A public hearing was held to consider deeding land at the District Nursing Home site in Manassas to the Virginia Department of Transportation and to granting easements to NOVEC and GTE because of the Route 28 widening project. No one spoke. The public hearing was closed. Mr. Brumfield moved to adopt the following resolution. Mr. Burton seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

RESOLUTION

A RESOLUTION APPROVING A DEED, UTILITY EASEMENTS
AND PAYMENT OF PROCEEDS TO THE DISTRICT HOME BOARD

WHEREAS, the Counties of Fairfax, Fauquier, Loudoun, and Prince William, and the City of Alexandria own the site at Birmingham Green as tenants in common; and

WHEREAS, the District Home Board has managed the property presently known as Birmingham Green, and operates an adult care residence on the site; and

WHEREAS, the Commonwealth of Virginia has planned an expansion of Route 28 which requires the Commonwealth to acquire a small portion of the Birmingham Green site; and

WHEREAS, the Virginia Department of Transportation has made an offer of \$30,805 for the land needed, and has prepared a deed of transfer and necessary utility easements; and

WHEREAS, the District Home Board is requesting payment of \$30,805 for the land be made to the District Home Board to help pay for capital improvements; now, therefore, be it

RESOLVED by the Board of Supervisors of Fauquier County this 18th day of February 1997, That the Board of Supervisors does hereby approve (a) the deed of transfer to the Commonwealth of Virginia, (b) the Easement and Right-of-way for the Northern Virginia Electric Cooperative, (c) the Easement for GTE, and (d) authorizes the Virginia Department of Transportation to make payment in the amount of \$30,805 to the District Home Board.

CONSIDER PUBLIC COMMENTS REGARDING THE INTENT OF THE BOARD
OF SUPERVISORS TO GRANT AN EASEMENT ON THE LANDFILL
PROPERTY TO VIRGINIA POWER

A public hearing was held to consider granting an easement on the landfill property to Virginia Power for underground cable to transmit electric power. No one spoke. The public hearing was closed. Mr. Burton moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

RESOLUTION

Be It Resolved by the Fauquier County Board of Supervisors this 18th day of February 1997, That the Chairman be, and is hereby, authorized to sign a right-of-way agreement granting Virginia Power an easement across the landfill property for underground cable to transmit electric power.

SPECIAL EXCEPTION - OAKWOOD ASSOCIATES LIMITED PARTNERSHIP,
OWNERS, AND SUE SADR, APPLICANT - OAKWOOD MANOR

A public hearing was held to consider a request for special exception approval for Sue Sadr to conduct wedding receptions and other similar receptions at the applicant's property. The property is located on the east side of Oakwood Drive, a private road, north of its intersection with Waterloo Road (Route 678), PIN #6964-88-4151-000, Marshall District. No one spoke. The public hearing was closed. Mr. Green moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None
Abstention: None

RESOLUTION

A RESOLUTION TO APPROVE SPECIAL EXCEPTION
REQUEST #SE96-M-26
OAKWOOD MANOR

WHEREAS, the applicant, Sue Sadr, is requesting a special exception to allow wedding receptions or other similar receptions at the applicant's property; and

WHEREAS, the Special Exception Application of Sue Sadr has been properly filed and all required notices of the public hearing have been properly made, and the applicant has presented evidence both oral and documentary, and the staff has a filed staff report, all indicating compliance with the general standards for special exception as set forth in Article 5 of the Zoning Ordinance and the Board further finds that the more restrictive standards of Article 5-916 of said Zoning Ordinance are met in this application; now, therefore, be it

RESOLVED, by the Fauquier County Board of Supervisors this 18th day of February 1997, That Special Exception #SE96-M-26, Oakwood Manor (PIN 6964-88-4151-000), be and is hereby, approved subject to the following finding and conditions:

The Board of Supervisors finds that the fact that the applicant does not have 300 feet of frontage on a road designated as a major collector will not negatively impact any general or specific standard contained in Article 5 for this use and will serve the purposes of promoting health, safety, and welfare to an equivalent degree.

The hours of operation shall be from 10:00 a.m. to midnight.

The number of events shall be limited to six (6) per month.

All necessary Health Department permits and any other permits required shall be secured.

The applicants will notify any potential buyers of the other parcels under their ownership of the special exception.

The special exception will be in effect for three (3) years from the date of approval.

The number of guests shall be limited to 300 per event.

ZONING ORDINANCE TEXT AMENDMENT - BEALETON STATION LIMITED
PARTNERSHIP, OWNER, AND REALTY MANAGEMENT ASSOCIATES, INC.,
APPLICANT

A public hearing was held to consider a Zoning Ordinance text amendment filed by Bealeton Station Limited Partnership and Realty Management Associates, Inc. to allow housing developments and businesses to have off-site signs at an intersection where the owner may or may not own the property. Dan O'Connell, representing Bealeton Station Limited Partnership, and Sheila Wines, Property Manager, spoke in favor of the amendment. Kaye Hayes and Kitty Smith spoke in opposition. The public hearing was closed. Mr. Mangum moved to table the decision until the March 4, 1997 meeting. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None
Absent During Vote: None
Abstention: None

ZONING ORDINANCE TEXT AMENDMENT - FAUQUIER COUNTY FAIR, INC.,
APPLICANT

A public hearing was held to consider a Zoning Ordinance text amendment to amend the road standard for fairgrounds, Section 5-1106.2. No one spoke. The public hearing was closed. Mr. Burton moved to adopt the following ordinance. Mr. Brumfield seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks
Nays: None
Absent During Vote: None
Abstention: None

ORDINANCE

AN ORDINANCE TO AMEND SECTION 5-1106.2
ROAD STANDARDS FOR FAIRGROUNDS

WHEREAS, by adoption of this Ordinance the Board of Supervisors has determined that the public necessity, convenience, general welfare, or good zoning practice require amendments to the Fauquier County Zoning Ordinance; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 18th day of February 1997, That Section 5-1106 2, Additional Standards for Fairgrounds, of the Fauquier County Zoning Ordinance be, and is hereby, amended as follows:

2. The road frontage requirements shall be 300 feet on a road designated as a major collector (or higher) in the Comprehensive Plan. (before)

2. The lot shall have frontage on a major collector (or higher) as designated in the Comprehensive Plan unless the Board of Zoning Appeals or the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. In no case shall alternative frontage be onto less than a rural minor collector or urban local road as designated in the Comprehensive Plan. (after)

With no further business, the meeting was adjourned.